

**Franklin Street Groundwater Site
PRP RESPONSE SUMMARY**

Property of Interest	780 Brookside Drive, Spencer, Indiana 47460
Entity Name	TBH, LLC
Entity Current Name	TBH, LLC
Date of Response	6/6/2019
Respondent Name	Karen Vance
Respondent Title	Manager
Respondent Address	PO Box 532116 Indianapolis, Indiana 46253
Respondent Phone	317-357-9515
Respondent Email	Not Provided
Attorney/Representative Name and Contact Information	Frank Deveau, Legal Counsel 317-713-3520 fdeveau@taftlaw.com
Firm Name and Address	Taft Stettinius & Hollister LLP One Indiana Square, Suite 3500 Indianapolis, Indiana 46204
Exemption/Defense Asserted (Which One?)	None
Additional Parties Identified?	Yes (underlined and bolded below)
Certified as True by Authorized Signature?	Yes
104(e) Response Summary	
<p>On April 22, 2019, the attorney for TBH LLC (the Respondent), Frank J. Deveau, requested the due date be extended to June 6, 2019. EPA approved this request. On June 6, 2019, the Respondent provided its formal response to the 104(e) Information Request letter dated April 2, 2019.</p> <p>The Respondent is the current owner of 780 Brookside Drive (the Property of Interest). It acquired the property from <u>SMV Realty, LLC</u> on December 28, 2017. The Respondent refers EPA to <u>Boston Scientific Corporation</u> (Boston Scientific), a tenant at the Property of Interest since 1988, as an additional source of information. Boston Scientific provided a separate response to the 104(e) Information Request. The Respondent consulted with Charmaine Mullins-Jaime, Environmental Health and Safety Manager for Boston Scientific, in preparation of its response.</p> <p>Prior to Boston Scientific, <u>Van-Tec, Inc.</u> operated at the Property of Interest. <u>James F. Vance and Sally M. Vance</u> formed Van-Tec, Inc. to manufacture disposable urological products at the Property of Interest in the early 1980s. Mr. and Mrs. Vance owned the property and leased it to Van-Tec. This business was sold to Boston Scientific in 1988, which continued to lease the property from the Vances until 2004 when Mr. Vance died. Title to the property was transferred to SMV Realty, LLC in 2008 and then later to TBH, LLC in 2017.</p> <p>Much of the remainder of the response is in reference to operations by Van-Tec, Inc. The Respondent notes that little is known about chemicals and cleaning material used when Van-Tec, Inc. operated at the property over 30 years ago, and there are no known records of operations for that period. To the best of the Respondent's knowledge, Van-Tec, Inc. did not handle hazardous materials and has no knowledge of releases or threatened releases of hazardous substances, pollutants or contaminants at the Property of Interest by Van-Tec, Inc.</p> <p>According to a Phase I Environmental Site Assessment (attached with the response), Van-Tec, Inc. had</p>	

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an EPA Identification (IND 029 672 136), which Boston Scientific continued to use after buying the business from Van-Tec, Inc.

The original building at the Property of Interest was 40,000 square feet (sq. ft.) and was constructed in 1985. The following four expansions were added to the building: 3,000 sq. ft. in 1987/88; 40,000 sq. ft. in 1991; 60,000 sq. ft. 1994/95; and 30,000 sq. ft. 1996. The Respondent believes that the only excavation done at the property was conducted in conjunction with the building expansion.

The Respondent has no first-hand knowledge of leaks, releases, or spills; however, it refers to a Phase I Environmental Site Assessment, dated November 29, 2018, that mentions multiple releases of electrolytic fluids, 'electro polish' and acetone to the sanitary sewer system in 1997 while Boston Scientific was the operator. The Phase I Environmental Site Assessment concluded it is unlikely that the releases pose a risk to the subject property.

The Respondent notes that Sally Vance also received a 104(e) Information Request letter with regard to the Property of Interest. She is the mother of Karen Vance, Manager of TBH LLC, and the former owner of the facility at the Property of Interest. The Respondent notes that Sally Vance's response is almost identical to its response.

The Respondent provided a multi-page document index for documents included in the response as well as privilege log. The enclosed documents included, among other items, property ownership and leasing records; maps and drawings; various reports (e.g., Phase I Environmental Site Assessment, and records relating to the building expansion.